

WEST VALLEY CITY, UTAH
ORDINANCE NO. 08-32

Draft Date: 05/27/08

Date Adopted: _____

Date Effective: _____

**AN ORDINANCE AMENDING SECTION 17-31-104 OF TITLE 17
OF THE WEST VALLEY CITY MUNICIPAL CODE
REGARDING PENALTY FEES FOR RENTAL DEWLLING
UNITS.**

WHEREAS, West Valley City desires to amend Section 17-31-104 of Title 17 of the West Valley City Municipal Code to allow for discretion on the assessment of fines against property owners who are not in compliance with City Ordinances; and

WHEREAS, the City Council of West Valley City, Utah, does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of West Valley City to amend Section 17-31-104 of Title 17 of the West Valley City Municipal Code.

NOW, THEREFORE, BE IT ORDAINED by the City Council of West Valley City, Utah, as follows:

Section 1. Repealer. Any provision of the West Valley City Municipal Code found to be in conflict with this Ordinance is hereby repealed.

Section 2. Amendment. Section 17-31-104 of Title 17 of the West Valley City Municipal Code is hereby amended to read as follows:

17-31-104. PENALTY.

(1) Any person or party who violates the provisions of this Chapter shall be guilty of a Class "B" misdemeanor.

(2) Administrative Citation Penalties for Rental Dwelling Unit(s) owned by one or more individuals:

(a) First citation, per violation – up to \$500

(b) Second citation, per violation, per license year - up to \$1,000

(3) Administrative Citation Penalties for Rental Dwelling Unit(s) owned by a corporation, partnership or association:

(a) First citation, per violation - up to \$2,000.00.

(b) Second citation, per violation, per license year - up to \$5,000.00.

(4) Penalties for Notices of Violations (NOV) and Certificates of Noncompliance for Rental Dwelling Unit(s) owned by one or more individuals:

(a) First Certificate of Noncompliance or Level I NOV, per violation, per day - up to \$500.

(b) Second Certificate of Noncompliance or Level II NOV, per violation, per day, per license year - up to \$1,000.

(5) Penalties for Notices of Violations (NOV) and Certificates of Noncompliance for Rental Dwelling Unit(s) owned by a corporation, partnership or association:

(a) First Certificate of Noncompliance or Level I NOV, per violation, per day - up to \$1,000.00

(b) Second Certificate of Noncompliance or Level II NOV, per violation, per day, per license year - up to \$5,000.00.

(6) Good Landlord Program Violations:

(a) Any violation of the Good Landlord Program shall be terminated from the Program immediately and be automatically subject to the full amount of the Disproportionate Service Fee in the Consolidated Fee Schedule, which shall be due upon termination from the Program.

(b) The terminated owner may not be eligible for readmission into the Program until the following license period.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect immediately upon posting in the manner required by law.

PASSED and APPROVED this _____ day of _____, 2008.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER